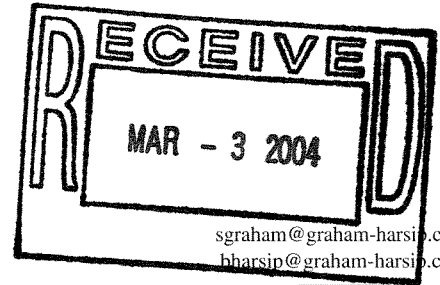


GRAHAM & HARSIP, P.C.  
ATTORNEYS AT LAW  
STRAWBERRY HILL BUILDING  
289 GREAT ROAD, SUITE 101  
ACTON, MA 01720

Tel: 978-264-0480  
Fax: 978-264-4990

STEVEN R. GRAHAM  
BARRY S. HARSIP\*\*

AIMEE BONACORSI



sgraham@graham-harsip.com  
bharsip@graham-harsip.com

abonacorsi@graham-harsip.com

February 27, 2004

VIA FACSIMILE AND REGULAR MAIL

Briarbrook Village  
Board of Governors  
21 Davis Road  
Acton, MA 01720  
ATTENTION: Mr. Richard Bruce

Donald Johnson, Town Manager  
Town of Acton  
472 Main Street  
Acton, MA 01720

Re: Davis Road, Acton

Gentlemen:

As you know, this office represents Bellows Farm, LLC, the developer of the Bellows Farm subdivision.

It is my understanding that discussions/negotiations have gone on between the Town of Acton and the Briarbrook Village Condominium Association with respect to the conveyance of or a Taking by the Town of a portion of Davis Road that is still a part of the common area owned by Briarbrook Village Condominiums.

Although Bellows Farm, LLC believes that the problem created by Briarbrook's unwillingness to convey that portion of Davis Road within the condominium and the Town's unwillingness to do a Taking are not its problem, it has been trying to help resolve this problem for the homeowners for whom it constructed homes. Recently, I extended an offer to Briarbrook Village, on behalf of

GRAHAM & HARSIP, P.C.

Briarbrook Village  
Donald Johnson, Town Manager  
February 27, 2004  
Page Two

Bellows Farm, LLC, to pay \$10,000 to the Village for a friendly Taking of Parcel F, in addition to agreeing to pay up to \$2,000 in legal fees. By letter dated February 26, 2004, the Briarbrook Village Board of Governors rejected such an offer and proposed a \$20,000 payment with up to \$3,000 in legal fees.

Bellows Farm, LLC is not prepared to meet this demand.

Bellows Farm, LLC is prepared to commit \$15,000 to the resolution of this problem. It will either pay Briarbrook Village \$15,000 for a friendly Taking of Parcel F or will deliver to the Town \$15,000 to be used for legal fees and to pay for any award made to Briarbrook Village if the Town does a Taking of Parcel F. This offer is being made to try to help resolve an outstanding problem that Bellows Farm, LLC does not believe it should be in the middle of. Bellows Farm, LLC will take no further action in connection with this matter, but is prepared to deliver the \$15,000 to either the Town or to Briarbrook Village once an agreement is reached for a friendly Taking or if the Town simply agrees to do the Taking without Briarbrook Village's cooperation.

Very truly yours,

GRAHAM & HARSIP, P.C.

A handwritten signature in black ink, appearing to read "SRG, L", with a long horizontal line extending to the right.

Steven R. Graham

SRG/jm  
cc: Client